

MLS #: R10004027A List Price: \$379,900

1042 Road 16 Powell, WY 82435



HOUSE DESIGN: 1 Story
BEDROOMS: 5
TOTAL # BATHS: 2
APX YEAR BUILT: 1959
APX TOTAL SQFT: 2496
ADDITIONAL LIVING UNITS: Yes

AREA: Powell Out of Town
SUBDIVISION: None
SCHOOL DISTRICT: Park County District #1
APX MILES FROM TOWN: 6

APX ABOVE GRADE SQFT: 1248 **APX BELOW GRADE SQFT:** 1248 **# FULL BATHS:** 1 **# HALF BATHS:** 0 **# 3/4 BATHS:** 1
AVG GAS/MO \$: 140 **AVG WATER/MO \$:** 0
NATURAL GAS COMPANY: Energy West **ELECTRIC COMPANY:** Garland Light/Power
SEWER: Septic **PRIMARY WATER TYPE:** Well **COOLING TYPE:** None
PRIMARY HEAT: Forced Air **SECONDARY HEAT:** Fireplace **PRIMARY FUEL TYPE:** Natural Gas **SECONDARY FUEL TYPE:** Wood
ASSESSMENT \$: 0 **HOA:** No **IRRIGATION FEES \$:** 120 **OTHER \$:** 0

BLDGTYPE: Shop/Garage **BLDGTYPE2:** Shop/Garage **BLDGTYPE3:** Loafing Shed
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Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:
Family Rm	M		Family Rm	B		Kitchen	M	
Laundry	M		Living Rm	M		Full Bath	M	
Mstr Bdrm	M		Bedroom 2	M		Bedroom 3	M	
Bedroom 4	B		Extra Rm	B		3/4 Bath	B	

ADDITIONAL ROOM INFO: Extra room in basement is a bedroom; There are three wells on the property; there is also a chicken house; there are 2 - 15' X 15' X 9' grain bins and 3 - 15' X 15' X 15' grain bins.

INCLUSIONS: Built in appliances (microwave, range, dishwasher); a 20' x 20' x 7' pile of cut to length firewood;

EXCLUSIONS: Washer/dryer negotiable

APX # IRRIGATED ACRES: 5 **APX # ACRES:** 5 **APX LOT SQFT:** 0
COUNTY TAX ID: 01550001644001 **TAX YEAR:** 2009 **TOTAL TAX \$:** 2578.85 **TAXED W/OTHER LAND:** Yes
PROPERTY RIGHTS: Fee Simple **PARCELABLE:** No **ADJ TO PUBLIC LAND:** No **RIVER/STREAM FRONT:** No
DETAILED ZONING: Park Co - Powell (GR-P)
SELLER FIN: No **DISCLOSURES:** Yes

LEGAL DESCRIPTION: 170.68 AC. DES. AS: SW/4SW/4NW/4SW/4, W/2SE/4SW/4NW/4SW/4, W/2W/2SW/4SW/4, W/2E/2W/2SW/4SW/4 SEC. 15, (18.75 AC) S/2S/2NE/4SE/4, E/2SE/4SE/4NW/4SE/4, E/2E/2E/2SW/4SE/4, SE/4SE/4 SEC. 16, (5 6.25 AC) NE/4NE/4, S/E PT. LOT 2 SEC. 21, (47.12 AC) LOTS 8 & 9 SEC. 21 (11.25 AC.) LOT 7 SEC. 22 (19.67 AC.), LOT 9 & 10 SEC. 22 (3 AC) TR. 101-10, 101-11 & 101-13 (LESS THAT PT.

CONSTRUCTION: Frame
EXTERIOR SIDING: Aluminum
ROOF: Composition Shingle
GARAGE/TYPE STALLS: Attached-2 Stalls, Detached-1 Stall
EXTERIOR FEATURES: Corrals, Flat Terrain, Garden, Horse Property, Irrigated, Landscaping, Mountain View, RV Parking, Shop, Storage Building, Wooded Acreage
PROPERTY ACCESS: County Gravel

BASEMENT TYPE: Full
BASEMENT COMPLETION: Fully Finished
HEATING STOVE TYPE: None
FIREPLACE TYPE: Gas, Wood
INTERIOR FEATURES: Breakfast Nook, Ceiling Fan(s), Garage Door Opener, Pantry, Skylights, Tile Floor, Wood Floor

COMMENTS: Attractive Heart Mountain homestead with 5+ acre parcel plus low maintenance ranch style home. This house has 5 bedrooms, 2 baths, 3 shop buildings, grain bins, buck house, corrals and mature wind break. Landscaped yard features an orchard that surrounds this very spacious home with full finished basement, 3 fireplaces and 3 family living areas.

DIRECTIONS TO PROPERTY: Take Hwy. 14A (Coulter Ave.) west towards Ralston, turn north on Lane 11 and follow that till you get to Road 16 and go north to 1042, sign on property.

SUBJECT TO 1031: No

OFFICE NAME: Running Horse Realty (#:43)

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